



2025-03-03

File Number: 0406-25

Ian Search Planner 1
Municipality of Lakeshore, Community Planning
Municipality of Lakeshore, ON
N8L 0P8

RE: Construct a Parking Lot
1 E PIKE CREEK RD, 3 E PIKE CREEK RD
A-35-2024

The Municipality of Lakeshore has received Application for Minor Variance A-35-2024 for the above noted subject property. The Applicant is seeking the following relief from Lakeshore Zoning By-law (2-2012) for the development of a parking area on the Subject Land that will be used for staff, guests and contractors of 234 Elmgrove Drive:

- Relief from Subsection 6.41.2 m) to permit the parking area to be within 124.3 metres (407.8 feet) from the location which it is intended to serve (234 Elmgrove Drive), whereas Subsection 6.41.2 m) states that parking areas shall either be located on the same lot as the use for which such parking is required or within 90 metres (295.2 feet) of the location which it is intended to;
- Relief from Subsection 6.41.4 a) to permit the driveway for the parking area to be a minimum 4.4 metres (14.4 feet) in length, whereas Subsection 6.41.4 a) states that the driveway for a residential use shall have a minimum length of 6 metres (19.7 feet).

NATURAL HAZARDS AND REGULATOR RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT. O. REG 686/21

The above noted lands are subject to our Regulation under the Conservation Authorities Act (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Pike Creek. Our office has issued ERCA approval 645 - 24 for this development. It is the responsibility of the Applicant to contact our office if any changes are required to the approved site plans by contacting the assigned reviewer or regs@erca.org.

FINAL RECOMMENDATION

Our office has no objection to A-35-2024. As noted above, our office has issued ERCA approval 645 - 24 for this development, dated October 24, 2024.

Sincerely,

Alicia Good



Alicia Good
Watershed Planner